

# 16 Patrobas Loop, Cranbourne East, Vic 3977

AREA SPECIALIST  
CASEY

## Sold House

Monday, 28 August 2023

16 Patrobas Loop, Cranbourne East, Vic 3977

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Hardeep Singh  
0390884194



Karamjeet Sohi  
0390884194

**\$715,000**

Cranbourne East: This property is a stunning example of modern design and luxurious living. As you enter, you're greeted by an exposed aggregate driveway, setting the tone for the high-quality finishes that await inside. The upgraded front door is not only stylish but also equipped with a smart lock for added convenience and security. Stepping into the home, you'll immediately notice the spaciousness created by the high ceilings, giving the interior an open and airy feel. The flooring throughout the main areas is crafted from beautiful timber laminate, marrying aesthetics with durability for a warm and inviting atmosphere. The house comprises four well-appointed bedrooms, each designed with comfort and functionality in mind. The master bedroom stands out with its walk-in robe and ensuite. The ensuite boasts stone benchtops and dual vanities, adding a touch of luxury to your daily routine. The remaining bedrooms offer ample storage with built-in robes featuring mirrored doors, both practical and visually expanding the space. The kitchen is a true masterpiece, featuring a waterfall stone benchtop that adds an elegant focal point. Equipped with 900mm appliances, including a sleek under-mount sink and a dishwasher, this kitchen is a haven for any cooking enthusiast. The adjacent meals and family areas continue the timber laminate flooring, seamlessly connecting the cooking and dining spaces. For added convenience and organization, the family room comes with built-in cabinetry, providing storage solutions that blend seamlessly with the overall design. The main bathroom is no less impressive, showcasing a free-standing bathtub and stone vanity tops, combining functionality and luxury in a harmonious manner. The lighting in the property is carefully thought out, with downlights throughout the home creating a cozy ambiance. A feature light in the kitchen adds a touch of sophistication and visual interest. With internal access from the double car garage, you can easily transition between your vehicles and the interior. The exterior of the property is designed for easy maintenance, featuring a concrete wrap around the home and low-maintenance gardens that add to the overall aesthetic. The main features of the property: - Brand New - Built in 2023 - 4 bedrooms - Master bedroom with walk in robe - Ensuite with stone benchtops and dual vanities - Remaining bedrooms with BIR with mirror doors - Main bathroom with free standing bathtub and stone benchtop - Kitchen with Waterfall stone benchtop - 900mm appliances - Under mount sink - Family room with built in cabinetry - Dining area - Upgraded front door with smart lock - Exposed aggregate to driveway - High ceilings - Timber laminate flooring - Downlights - Feature light - Internal access from garage - Concrete wrap. Heating: Yes Cooling: Yes Dishwasher: Yes - Chattels: All fittings and fixtures as inspected as permanent nature - Deposit Terms: 10% of Purchase Price - Preferred Settlement: 30/45/60/Days Conveniently Located in one of the most desirable estates, within close proximity to all the amenities: - Selandra Rise shopping precinct - Primary & Secondary schools - Clyde Grammar school - Clyde North shopping precinct - Medical centres - Hospitals - Freeway and Highway - Sporting facilities - Ramleigh Reserve Cricket & Soccer Fields - Casey RACE Recreation & Aquatic Centre - Casey Indoor Sports Centre - Cafes & Restaurants - Parks & Playgrounds - Public transport Do not miss your chance to own this well-designed brand-new family home. For more Real Estate in Clyde North contact your Area Specialist Hardeep Singh. PHOTO ID REQUIRED AT OPEN HOMES. Note: Every care has been taken to verify the accuracy of the details in this advertisement, however, we cannot guarantee its correctness. Prospective purchasers are requested to take such action as is necessary, to satisfy themselves with any pertinent matters.